



NORTH EAST ELEVATION



NORTH WEST ELEVATION

**NOTES:**

1. Windows: Hi-performance type windows shall be aluminium clad timber prefinished units fitted with full draught stripping and triple glazed units to achieve min. U-Value of 1.0.
2. All glazing to windows where the cill height is less than 800mm from floor level and all glazing to doors shall be to BS 6262: 2005.
3. All Downpipes to be 75mm Lindab circular steel fixed in accordance with manufacturers instructions. Gutters at pitched roofs shall be Lindab 120mm half gutters fixed with rafter arm brackets at 600mm c/c
4. New doors/ patio doors/ sliding folding doors shall be aluminium clad timber prefinished units fitted with full draught stripping and triple glazed units to achieve a min. U-value of 1.0.
5. Glazed Screens: shall be aluminium clad timber prefinished units fitted with full draught stripping and triple glazed units to achieve min. U-Value of 1.0.
6. **NO** Trickle Vents to be fitted to any window or door (MVHR system being fitted).
7. All external doors and ground floor windows should be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24:2007 for door sets or BS 7950:1997 for windows.
8. Cleaning of upper floor fixed windows higher than 4.0m above adjacent ground level to be cleaned with a pole type external cleaning system. All other windows will be fully reversible to allow safe cleaning from within
9. All windows opening onto paths and ramp shall be fitted with 100mm restrictors
10. Doors and windows to be installed to the recommendations given in section 8 of BS 8213-4: 2007, or manufacturer's written instructions where these meet or exceed the recommendation within this British Standard.

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

**REFUSED**

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requirements of the  
associated Decision  
Notice

Drawing Title: PROPOSED NORTH EAST AND NORTH WEST  
ELEVATIONS

Job Title: Proposed Restoration and Re-building of Folly Bank,  
Woodside Farm, Yetholm, TD5

Client: Mr Roddy and Mrs Rachel Jackson

Drawing Number: 812P2-08b

Drawing Scale: 1:100

Drawing Date: 5 May 2019

Drawn By: KR

Amendments:

a) 13-05-19, additional velux added to NE elevation

b) 19-06-19, kitchen extension eaves and timber cladding altered





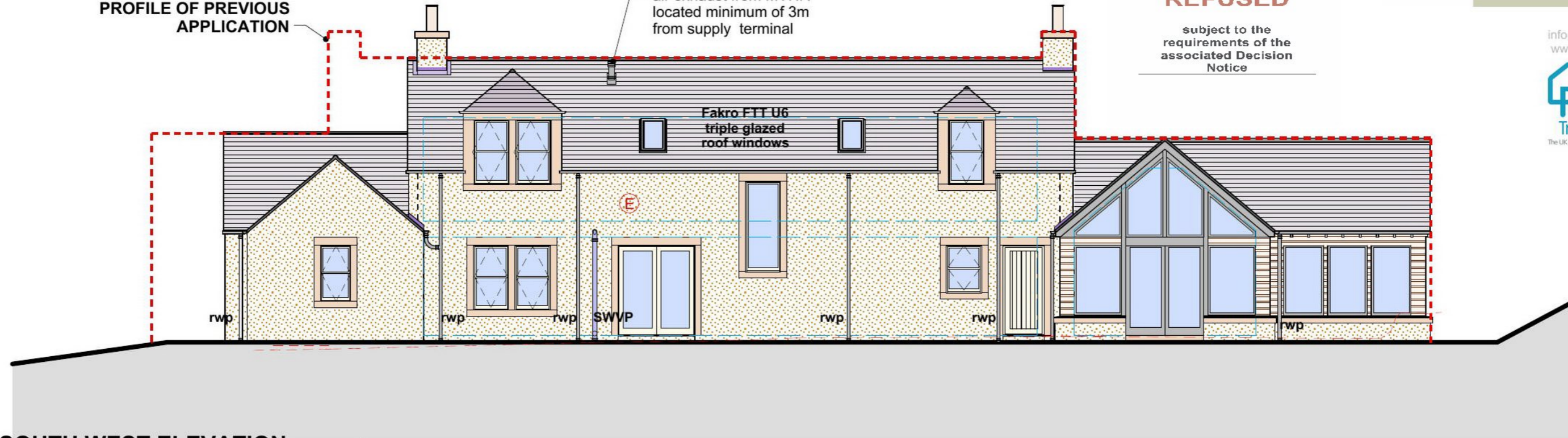
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associated Decision  
Notice

PROFILE OF PREVIOUS  
APPLICATION

air exhaust from MVHR  
located minimum of 3m  
from supply terminal

Fakro FTT U6  
triple glazed  
roof windows



**SOUTH WEST ELEVATION**

**NOTES:**

1. Windows: Hi-performance type windows shall be aluminium clad timber prefinished units fitted with full draught stripping and triple glazed units to achieve min. U-Value of 1.0.
2. All glazing to windows where the cill height is less than 800mm from floor level and all glazing to doors shall be to BS 6262: 2005.
3. All Downpipes to be 75mm Lindab circular steel fixed in accordance with manufacturers instructions. Gutters at pitched roofs shall be Lindab 120mm half gutters fixed with rafter arm brackets at 600mm c/c
4. New doors/ patio doors/ sliding folding doors shall be aluminium clad timber prefinished units fitted with full draught stripping and triple glazed units to achieve a min. U-value of 1.0.
5. Glazed Screens: shall be aluminium clad timber prefinished units fitted with full draught stripping and triple glazed units to achieve min. U-Value of 1.0.
6. **NO** Trickle Vents to be fitted to any window or door (MVHR system being fitted).
7. All external doors and ground floor windows should be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24:2007 for door sets or BS 7950:1997 for windows.
8. Cleaning of upper floor fixed windows higher than 4.0m above adjacent ground level to be cleaned with a pole type external cleaning system. All other windows will be fully reversible to allow safe cleaning from within
9. All windows opening onto paths and ramp shall be fitted with 100mm restrictors
10. Doors and windows to be installed to the recommendations given in section 8 of BS 8213-4: 2007, or manufacturer's written instructions where these meet or exceed the recommendation within this British Standard.

**E** **Escape window**, with an opening area of no less than 0.33sq.m with neither the clear opening width or height being less than 450mm. Bottom of opening shall be between 800 and 1100mm

face and cover  
plates to be clad in  
either zinc or  
powder coated  
aluminium

timber clad panels

existing ground level



**SOUTH EAST ELEVATION**



Drawing Title: **PROPOSED SOUTH WEST AND SOUTH EAST ELEVATIONS**

Job Title: **Proposed Restoration and Re-building of Folly Bank, Woodside Farm, Yetholm, TD5**

Client: **Mr Roddy and Mrs Rachel Jackson**

Drawing Number: **812P2-09b**

Drawing Scale: **1:100**

Drawing Date: **5 May 2019**

Drawn By: **KR**

Amendments:

- a) 13-05-19, Utility door now solid and swapped with window
- b) 19-06-19, kitchen extension eaves and timber cladding altered

19/00965/FUL  
04/09/2019

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

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requirements of the  
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Notice



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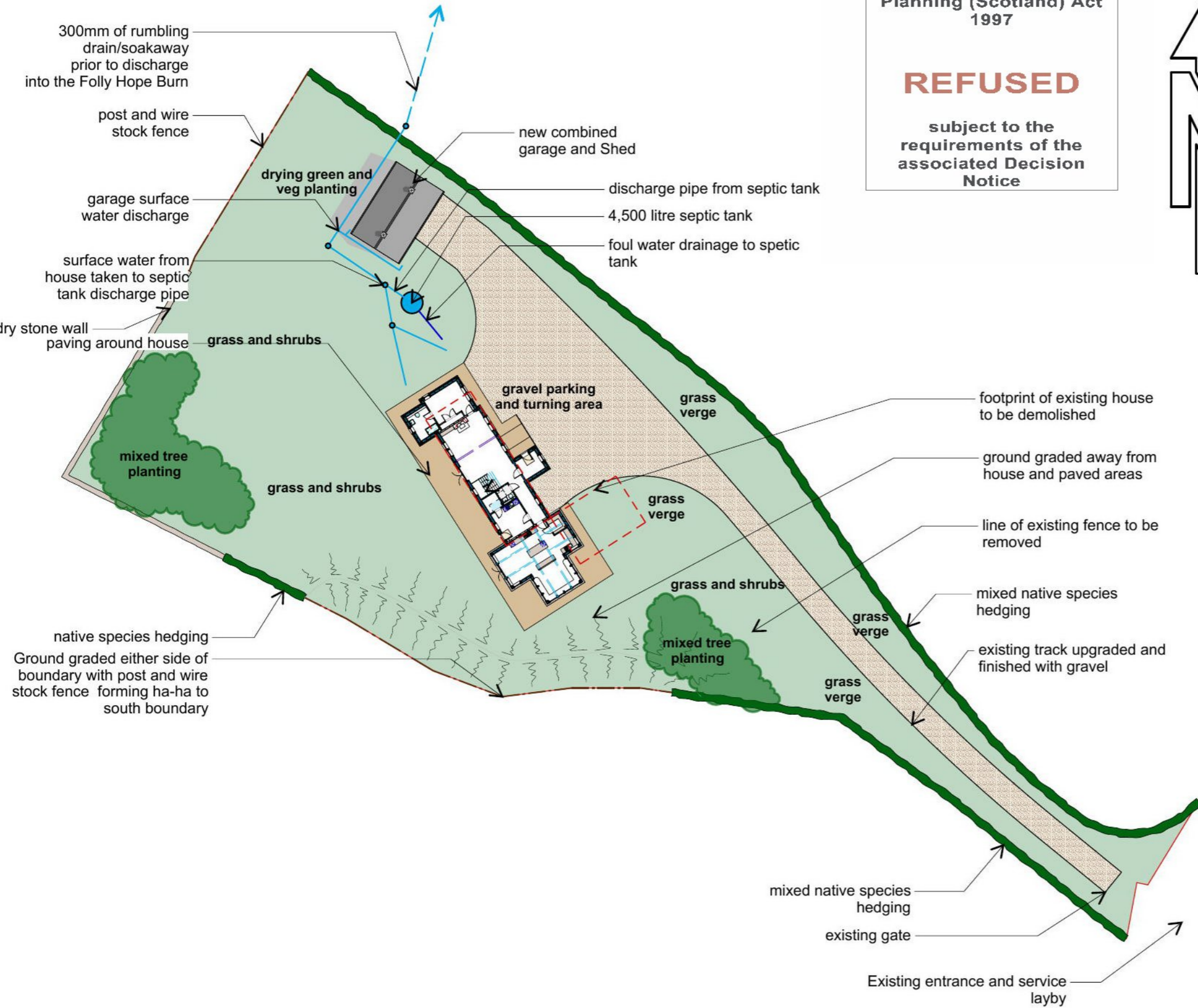


**Notes on Hedge Planting:**

1. Where shown boundaries to be planted out with a mix of Hawthorn, Blackthorn and Dogrose.
2. Preparation: prior to planting ground to be prepared with topsoil to a depth of 300mm and allowed to settle for at least two months before planting.
3. Hedge to be planted with 60-90 cm whips in two staggered rows at 35 cm between plants.
4. Plants to be protected with degradable rabbit proof tubes.
5. Planting to take place within first planting season following occupation between October and March. Watering to be carried out during periods of drought within first year. Plants to be maintained with any dead plants replaced within the first 2 years. Pruning/cutting to be carried out to encourage dense growth.

**Notes on Tree Planting:**

1. Where shown mixed native tree planting for screening, shelter and amenity. Equal quantities planted at a spacing of approximately 1.5 x 1.5 m of the following:  
Gean Cherry (*Prunus avium*)  
Rowan (*Sorbus aucuparia*)  
Hornbeam (*Carpinus betulus*)  
Hazel (*Corylus laevigata*)  
Birch (*Betula pendula*)  
Crab Apple (*Malus sylvestris*)  
Field maple (*Acer campestre*)
2. **Preparation:** prior to planting ground to be prepared with topsoil to a depth of 300mm and allowed to settle for at least two months before planting.
3. **Planting:** trees to be supplied as 40-60 cm tall bare-rooted or cell-grown.
4. **Tree protection:** Tree planting to be entirely enclosed within Post and Wire stock Fencing, with individual rabbit/vole guards at each tree.
5. **Maintenance:** trees will be maintained and replaced if necessary



Drawing Title: **SITE PLAN**

Job Title: **Proposed Restoration/Re-building of Folly Bank, Woodside Farm, Yetholm, TD5**

Client: **Mr Roddy and Mrs Rachel Jackson**  
Drawing Number: **812P2-02**  
Drawing Scale: **1:500**  
Drawing Date: **5 May 2019**  
Drawn By: **KR**  
Amendments: **none**



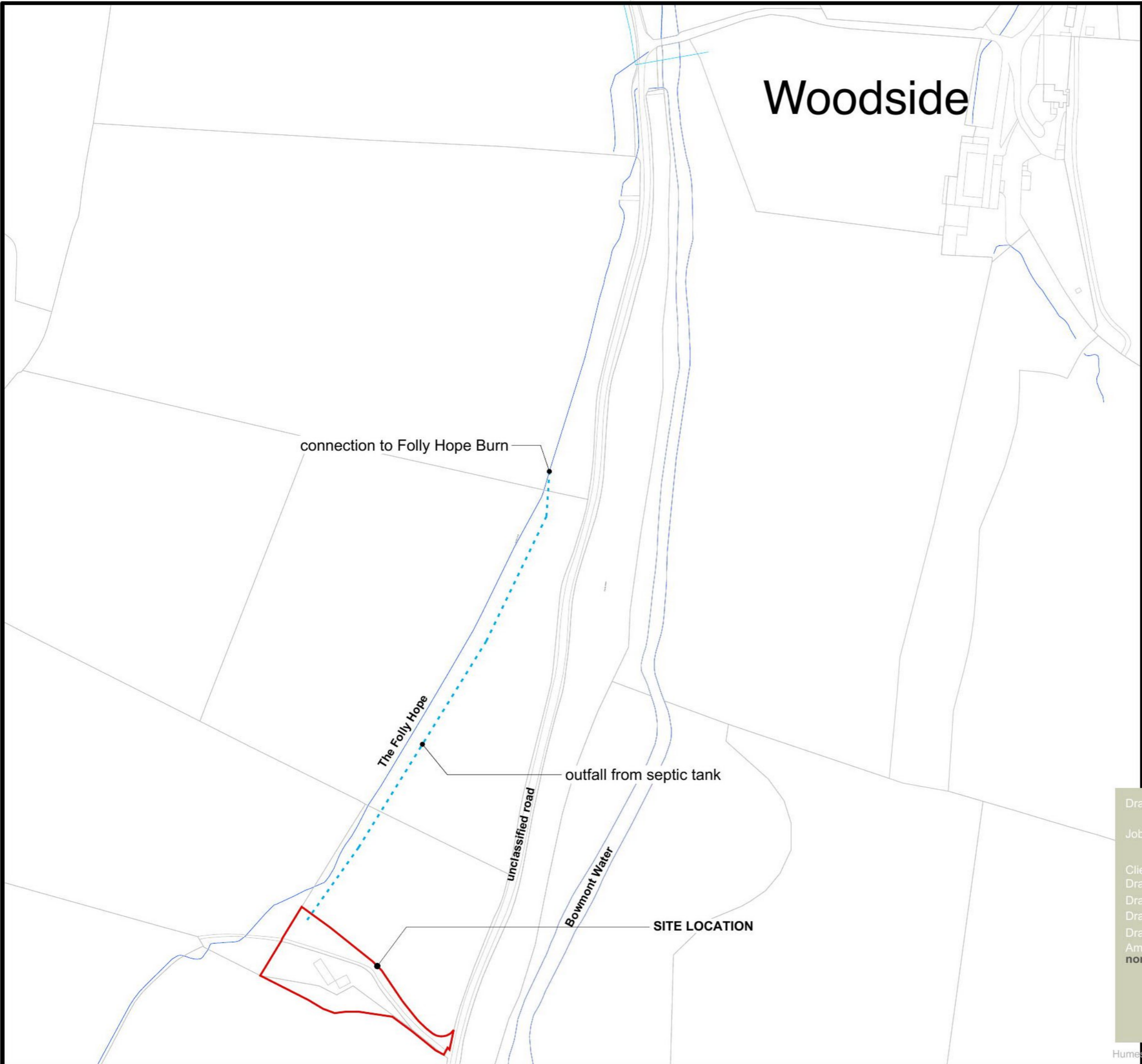
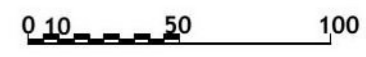
# Woodside

19/00965/FUL  
04/09/2019

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

**REFUSED**

subject to the  
requirements of the  
associated Decision  
Notice



Drawing Title: LOCATION PLAN

Job Title: Proposed Restoration and re-building of Folly Bank,  
Woodside Farm, Yetholm, TD5

Client: Mr Roddy and Mrs Rachel Jackson  
Drawing Number: 812P2-01  
Drawing Scale: 1:2,500  
Drawing Date: 5 May 2019  
Drawn By: KR  
Amendments: none

**IMPORTANT NOTES**  
 These drawings must be read in conjunction with engineers drawings and specification prior to carrying out any works  
 These drawings must not be scaled, the contractor is responsible for checking all dimensions on site  
 These Drawings are the Copyright of Keith Renton Architect

Scottish Borders Council  
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19/00965/FUL  
 04/09/2019

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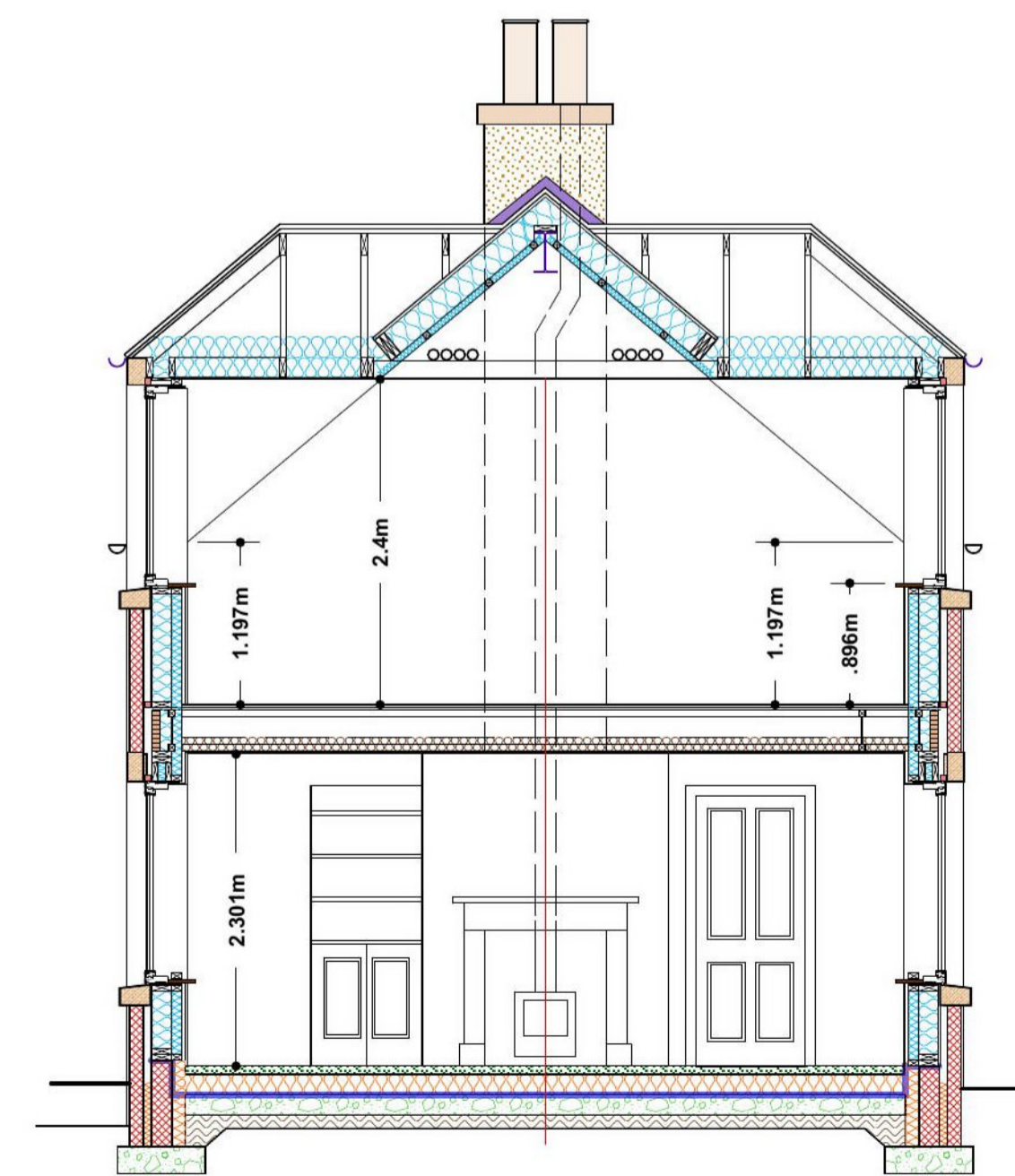
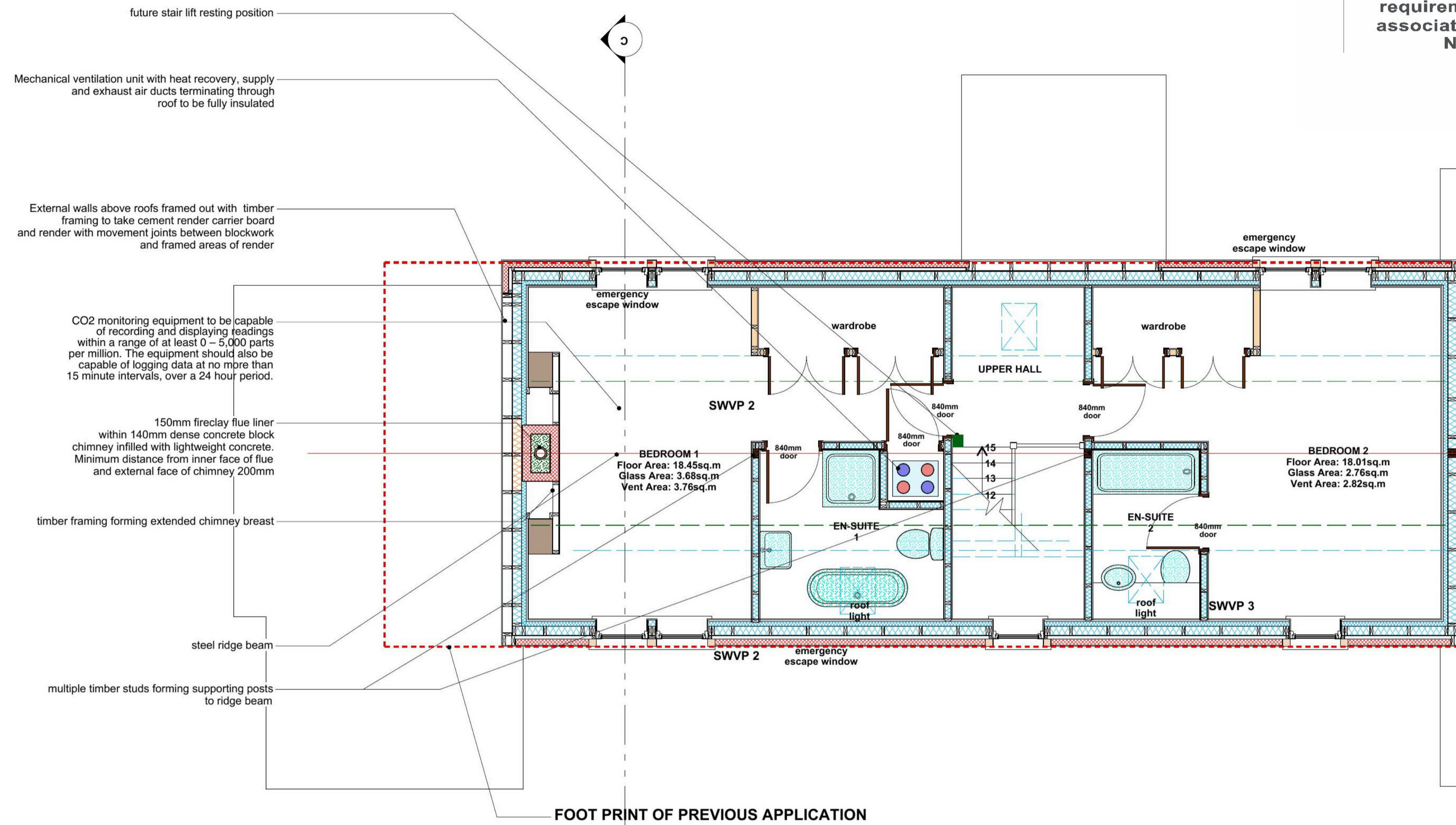


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subject to the  
 requirements of the  
 associated Decision  
 Notice

**GENERAL NOTES:**

- 1) ELECTRICAL WORKS:** All works to comply with Technical Handbook clauses 4.5 and 4.6 and be to the test and satisfaction of Local Power Network Supplier. All works to be in accordance with the current edition of the IEE Regulations and be to BS 7671:2008. 100% of light fittings to be energy efficient type. All Electrical outlets (sockets & switches) to be positioned 350mm from internal corners and no higher than 1.2m above floor level. Light switches to be positioned between 900-1100mm above floor level. Socket outlets to be positioned at least 400mm above floor level. Socket outlets to be positioned at least 150mm above kitchen worktop. All external lights to be fitted with LED lamps no greater than 50watts per light fitting and fitted with PIR sensor for automatic illumination.
- 2) HEATING:** To be provided by air to water heat pump (located at Garage Building) providing heat to hwc, underfloor heating at the ground floor, radiators and heated towel rails at the first floor. Independent time and temperature controls of heating and hot water circuits, should be provided along with room thermostats fitted to all areas with under floor heating. TRVs to towel rails and radiators, linked to 7 day central heating programmer. A separate flow temperature high limit thermostat should be used for warm water systems connected to any high water temperature heat supply. The system, along with heat recovery and ventilation installation, shall provide a temperature of 21 degrees in at least one apartment with 18degrees elsewhere, when the outside temperature is -1degrees. All hot and cold pipework to be fully insulated to BS 5422:2001. Full manuals and operating (and maintenance) instructions for hot water and heating system to be handed over to occupier following commissioning of system. 500litre unvented Thermal Store, BBA approved, at Garage to be fully insulated, 80mm thick. The HWC should be installed by a registered person with appropriate training and practical experience. Certification of the unit should be recorded by a marking and warning label, which should be visible after installation and should identify the installer. Installation to be in accordance with BS 7206:1990. Carbon dioxide emissions certificate (EPC) to be affixed to the building (within Utility) only to be removed when being replaced.
- 3) ALL TIMBER STUD PARTITIONS** shall be formed with 95 x 45mm studs at 600mm centres with head and base bearers, mid-height dwangs and dwangs at heights to suit 12.5mm plasterboard sizes, fitted with 12mm OSB + 12.5mm moisture resistant plasterboard to be fitted at baths and showers. 100mm thick (full depth) dense acoustic insulation to be fitted between studs at all partitions.
- 4) No trickle vents** to be fitted to windows as house will be fitted with whole house ventilation system.
- 5) VENTILATION:** Install Paul or Zehnder whole house ventilation system incorporating heat recovery. The system shall extract air from Kitchen, Utility, En-Suites and wc with supply air to areas shown including all Bedrooms, Sitting Area and Dining Area. MVHR system to be installed in accordance with manufacturers instructions and BRE Digest 398. Condensate pipe to be taken to SWVP. The inlet and outlet from the mechanical ventilation system fitted through the roof should be positioned to avoid the contamination of the air supply to the system. The system should be constructed and installed in accordance with the recommendations in Legionnaires' Disease: The control of legionella bacteria in water systems - approved code of practise and guidance - HSE L8. The whole house ventilation should comply with the requirements of CIBSE Guide B2: 2001; Section 3.
- 6) Light fittings** within Bathroom rooms to be shrouded type.
- 7) All leadwork** to be carried out in accordance with the latest recommendations of the Lead Development Association.
- 8) All structural, framing and roof timbers** are to be kiln dried and pre-treated against timber decay and insect attack.
- 9) All new window and door openings** are to be double sealed (from both inside and outside) during installation. New windows and door to be fully draught stripped.
- 10) Where services enter building** these shall be fully sealed at air tight layer of building to maintain air tightness.
- 11) All sealing** to be in accordance with detail drawings with the use of appropriate air tightness tapes as shown at detail drawings.
- 12) Blockwork** to comply with BS EN 771-3: 2003 and BS EN 772-2: 1998, 440 x 215 x 100mm, minimum density 184kg/cu.m., strength 7Nsq.m.
- 13) Mortar** to BS 5628-1:2005:Part 1, Table 1 Designation 3 (1:1:6)
- 14) Glazing** to all doors and low level windows (below 800mm) to be to BS 6262: 2005.
- 15) Smoke alarms,** Ionisation type within Hallways, with Optical type within Sitting Area, both types complying with BS EN 14604:2005, to be hard wired to electrical circuit, all smoke alarms and heat detector to be interlinked (with battery back-up) to comply with BS 5839: Part 6: 2004, positioned not less than 300mm from a wall and light fittings. Heat detector, complying with BS 5446:Part 2:2003, to be hard wired to electrical circuit and interlinked (with battery back-up).
- 16) Downlighters** at Ground floor Ceilings shall be fire rated to provide fire protection of 30mins.
- 17) Dimensions** at new timber frame build; taken to the structural face of partitions and external timber walls; External window dimensions taken to the timber frame opening size.
- 18) All structural timbers** to be C16 grade, unless otherwise noted.
- 19) All baths** to be fitted with thermostatic anti-scald valve to limit the temperature of hot water at point of delivery to 48degrees and should be fitted as close to the point of delivery as possible.
- 20) Refer to Structural Engineers Specification** regarding timber framework, nailing schedule, anchor straps, lintols and load bearing partitions.
- 21) The dwelling** is designed to achieve maximum air permeability of 1.0cu.m/ sq.m/h at 50P
- 22) The building site** and new dwelling where there are unfinished or partially completed works are to be kept safe and secure.
- 23) Dwangs** to be fitted at 400mm centres between joists, where first floor partitions run parallel with joists.
- 24) First Floor Joists;** Cutting of holes is restricted to sizes and locations as specified by engineered joist manufacturers guidance notes
- 25) CEILINGS;** 12.5mm skim coated plasterboard over 12mm OSB to be fitted to all Ground Floor ceilings.
- 26) All external doors** and ground floor windows should be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24:2007 for door sets or BS 7950:1997 for windows.
- 27) Sustainability Label** to be provided for building and appended to EPC on completion of the works.
- 28) EPC** to be provided and appended to building on completion
- 29) All wc's** shall be dual flush with flush volume not exceeding 4.5ls and flow rate at sink taps not to exceed 6ls/sec.



SECTION C

**Notes on Window Openings**

At all Bedrooms and Sitting Room each operable window will have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:

- not more than 1.7m above floor level, where access to controls and is unobstructed, and,
- not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible

**New Stair:**

**Rise:** 178mm, approx.  
**Going:** 250mm (21° to 26°)  
**Pitch:** 35.4 degrees  
**Width:** 900mm (min.) between handrail and wall  
**Handrail height:** 840mm above stair pitch line  
**Guardrail / first floor balustrade height:** 920mm above floor level  
**Balustrade:** Timber balustrade with gaps no greater than 99mm  
**Headroom:** 2.0m minimum height at stair flight and landings.  
 No openings at stair riser to exceed 99mm  
**Handrail:** to have profile and projection that will allow firm grip  
**Protective Barrier:** to be capable of resisting loads calculated in accordance with BS EN 1991-1-1 and the associated PD 6688-1-1

Drawing Title: **FIRST FLOOR PLAN AND SECTION**

Job Title: **Proposed Rstoration and Rebuilding of Folly Bank, Woodside farm, Yetholm, TD5**

Client: **Mr Roddy and Mrs Rachel Jackson**

Drawing Number: **812P2-07**

Drawing Scale: **1:50**

Drawing Date: **5 May 2019**

Drawn By: **KR**

Amendments: **none**

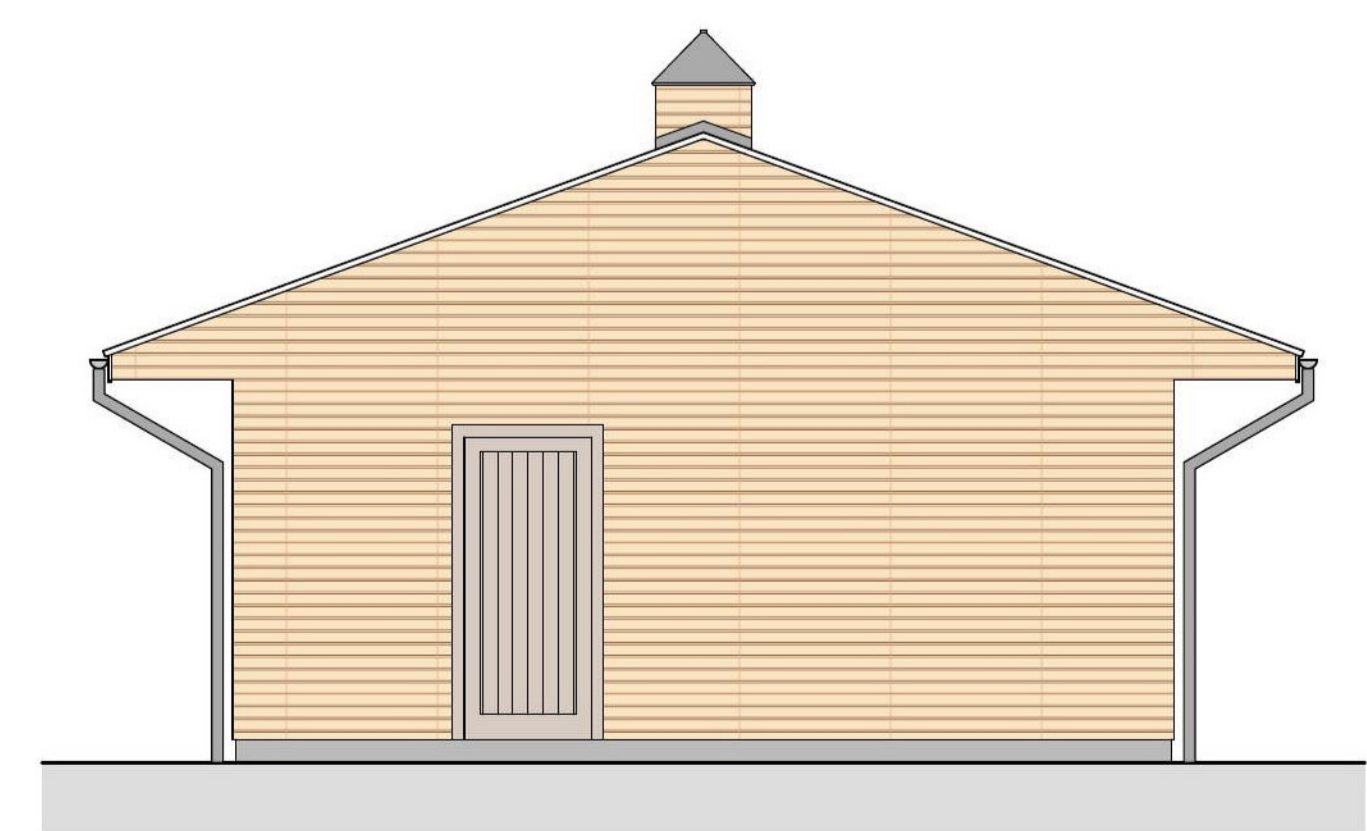
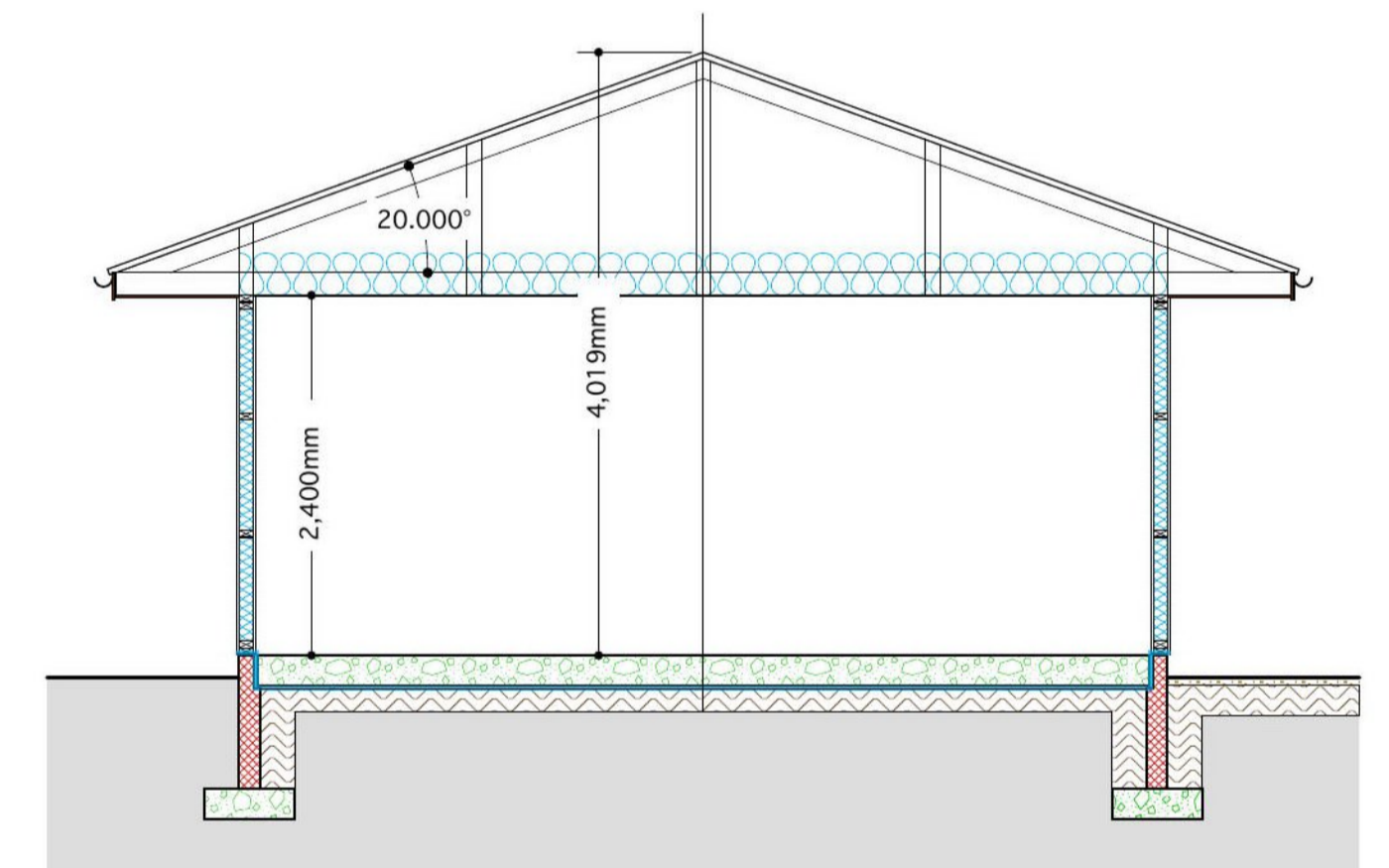
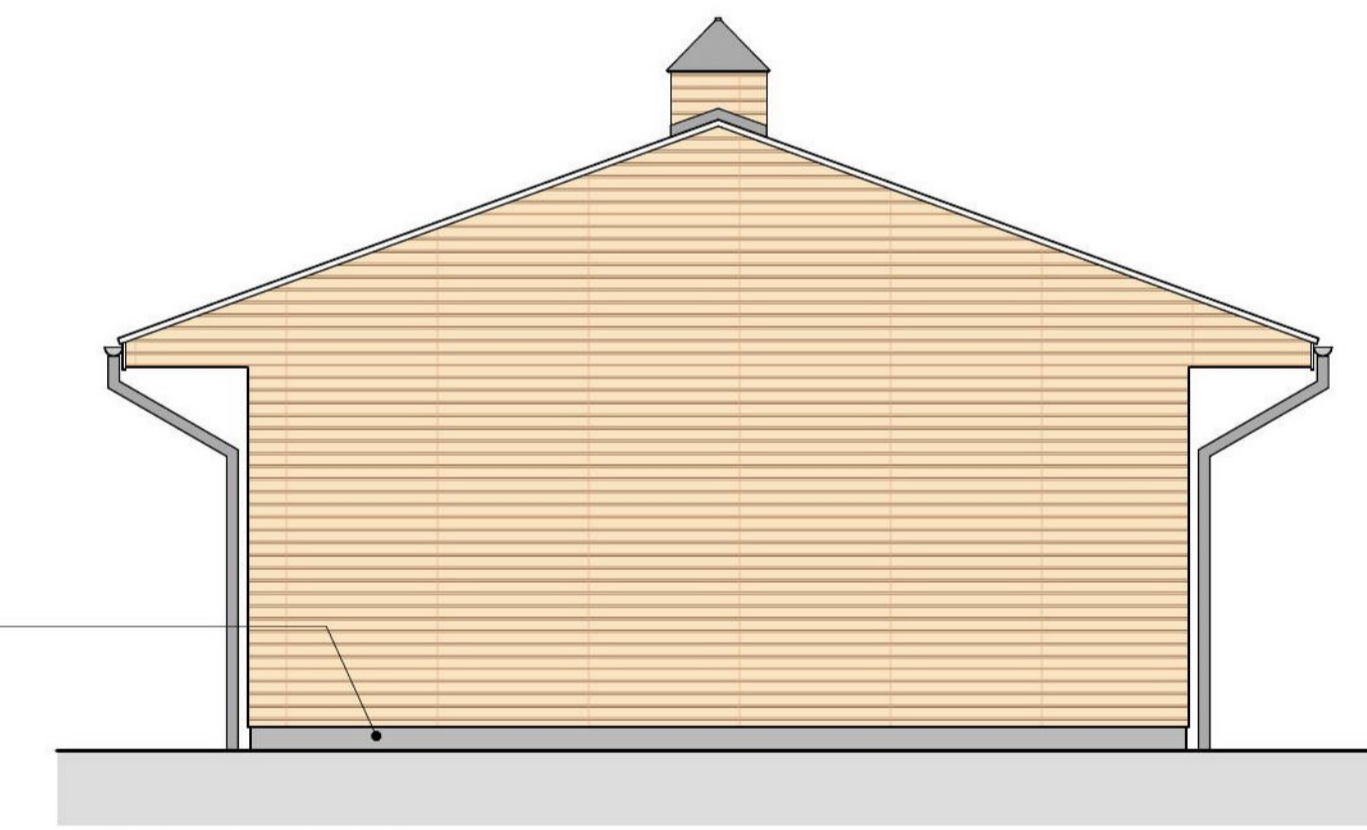
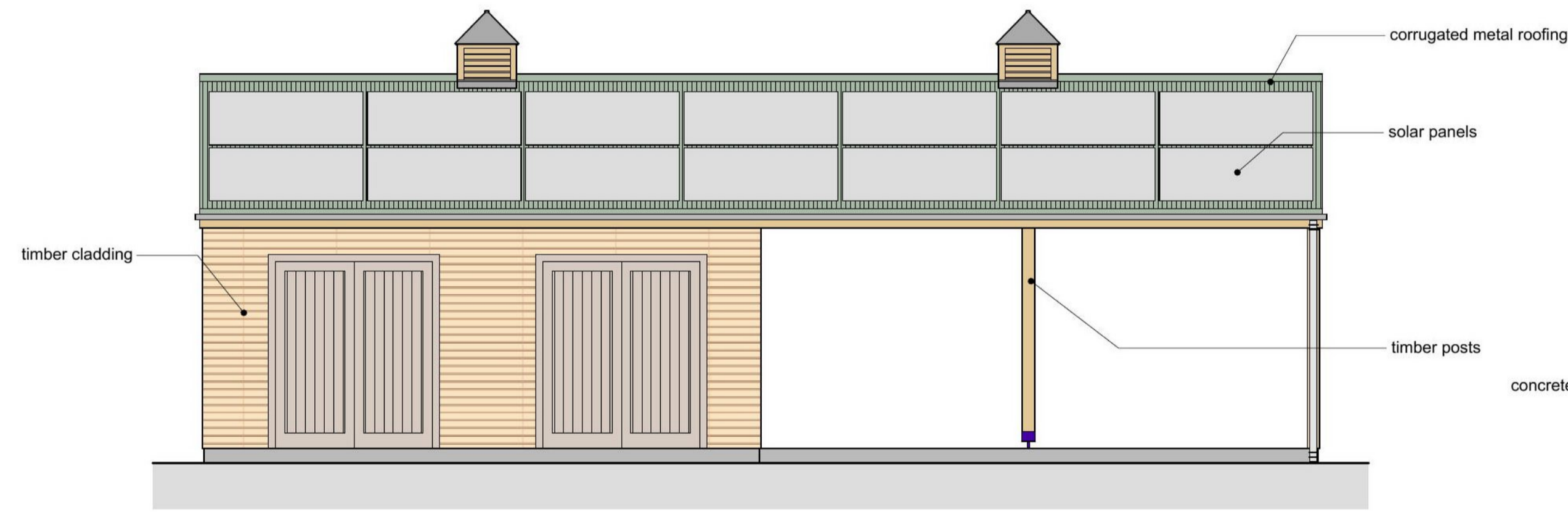
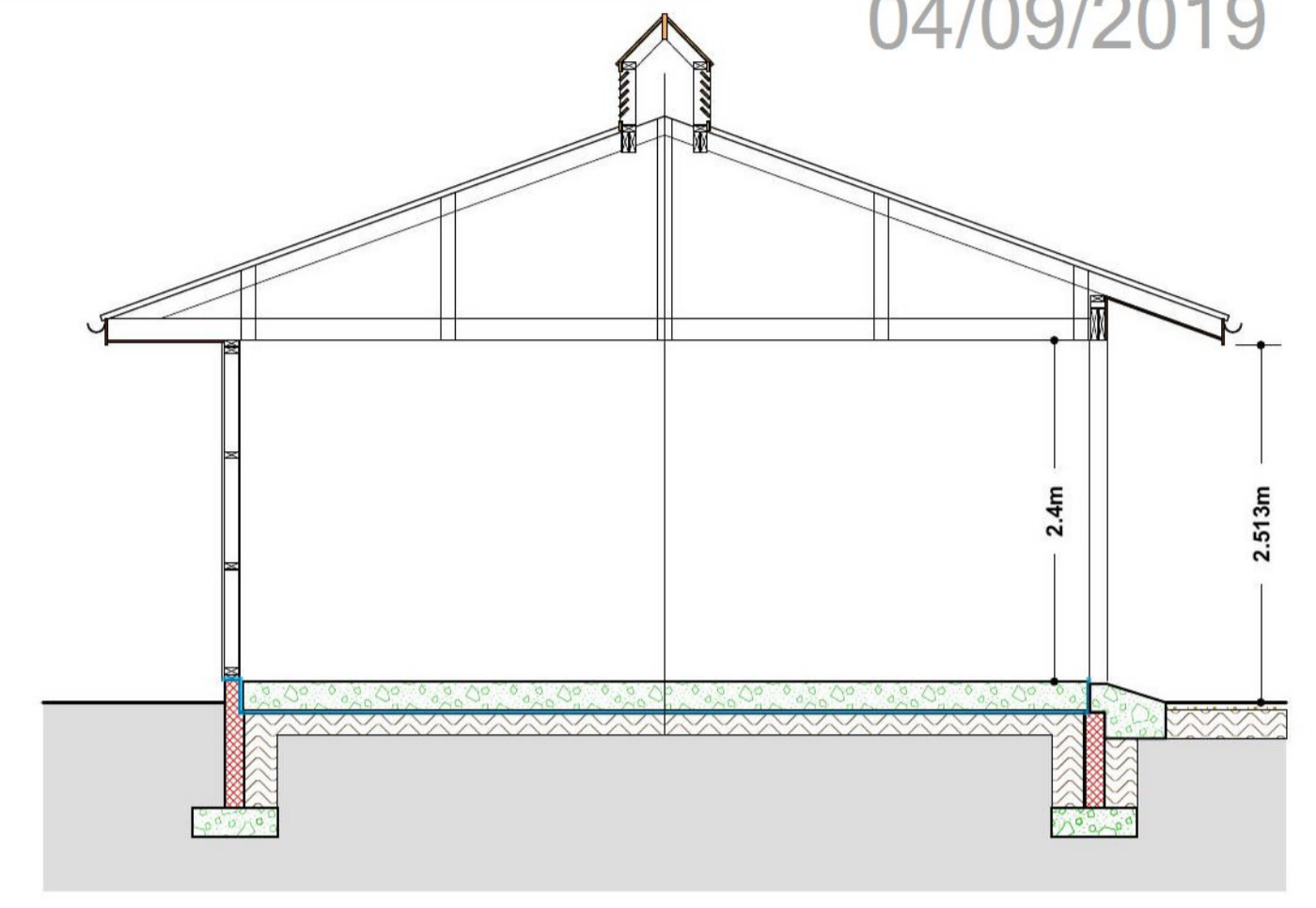
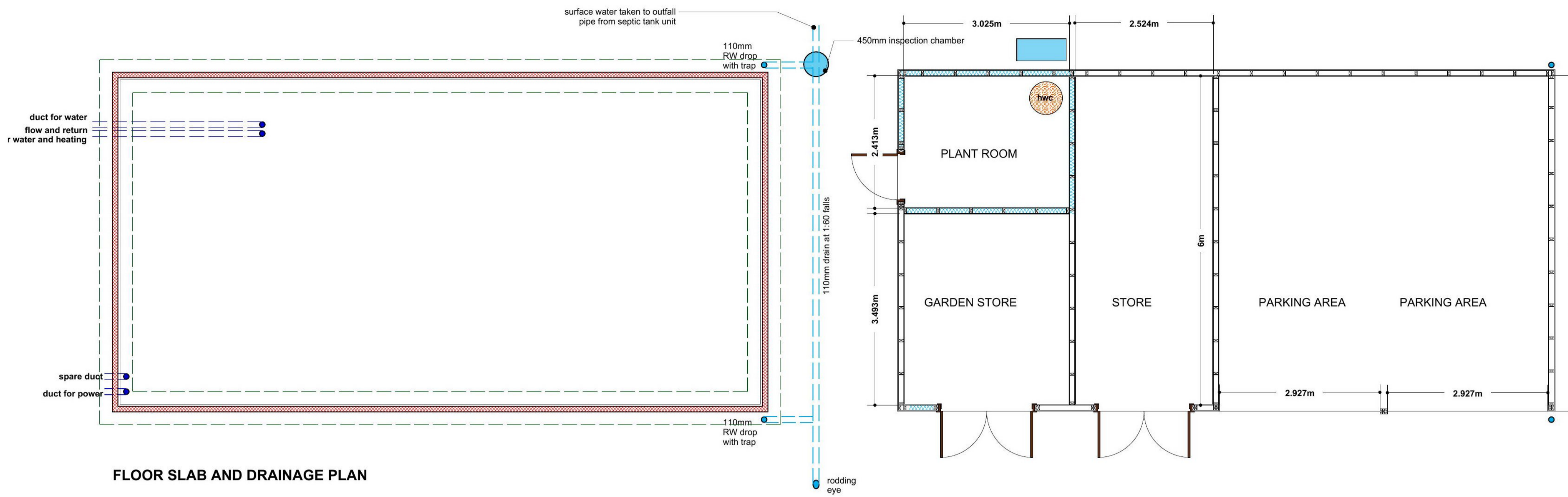


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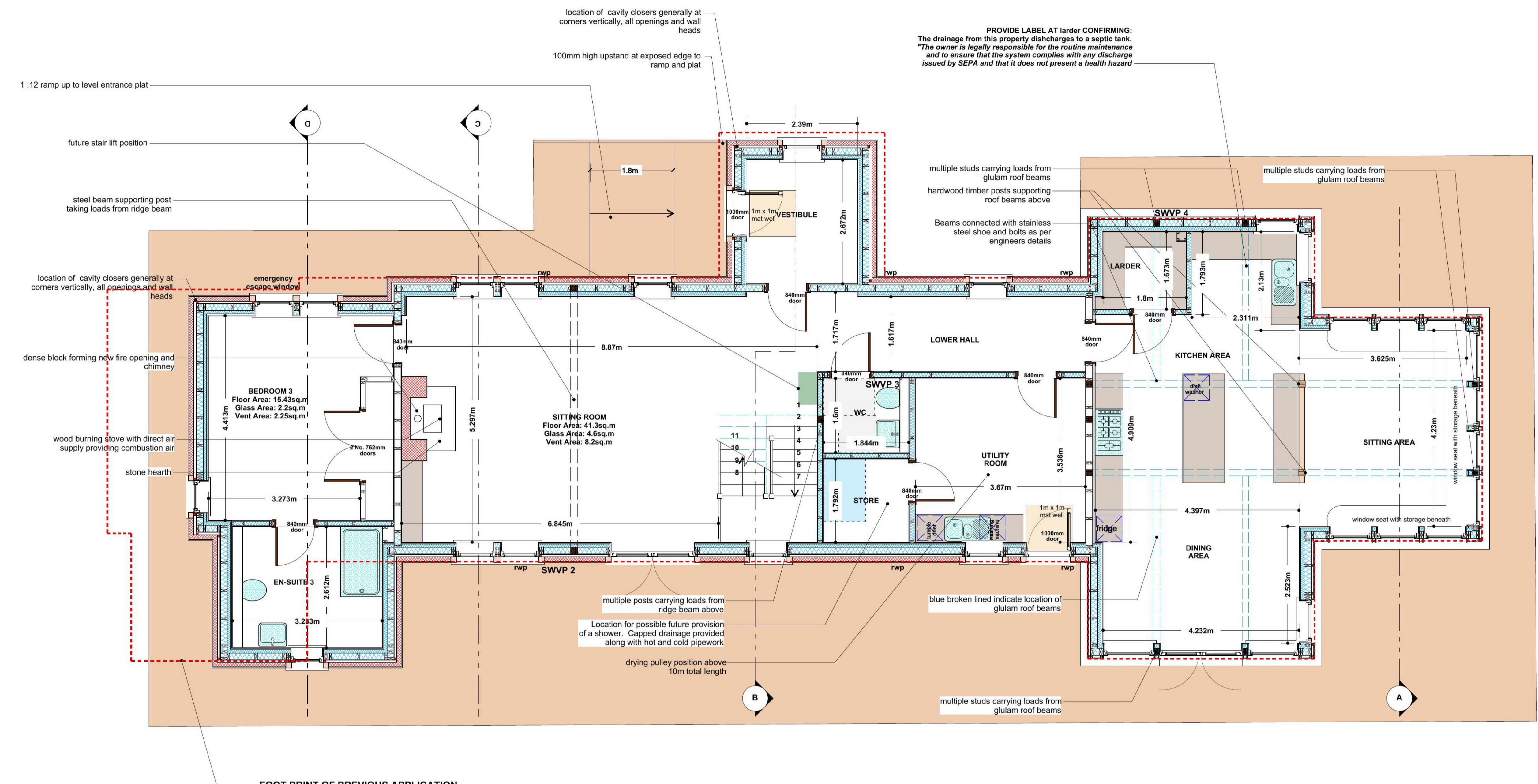


19/00965/FUL  
04/09/2019



Drawing Title: GARAGE DRAWINGS  
Job Title: Proposed Conversion of Folly bank, Woodside farm, Yetholm, TD5  
Client: Mr Roddy and Mrs Rachel Jackson  
Drawing Number: 812P2-10a  
Drawing Scale: 1:50  
Drawing Date: 5 May 2019  
Drawn By: KR  
Amendments:  
a) 27-06-19, revised garage design

**IMPORTANT NOTES**  
These drawings must be read in conjunction with engineers drawings and specification prior to carrying out any works.  
These drawings must not be scaled, the contractor is responsible for checking all dimensions on site.  
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**PROVIDE LABEL AT Larder CONFIRMING:**  
The drainage from this property discharges to a septic tank.  
The owner is legally responsible for the routine maintenance and to ensure that the system complies with any discharge issued by SEPA and that it does not present a health hazard

- GENERAL NOTES:**
- ELECTRICAL WORKS:** All works to comply with Technical Handbook clauses 4.5 and 4.6 and be to the test and satisfaction of Local Power Network Supplier. All works to be in accordance with the current edition of the IEE Regulations and be to BS 7671:2008. 100% of light fittings to be energy efficient type. All Electrical outlets (sockets & switches) to be positioned 350mm from internal corners and no higher than 1.2m above floor level. Light switches to be positioned between 900-1100mm above floor level. Socket outlets to be positioned at least 400mm above floor level. Socket outlets to be positioned at least 150mm above Kitchen worktop. All external lights to be fitted with LED lamps no greater than 50watts per light fitting and fitted with PIR sensor for automatic illumination.
  - HEATING:** To be provided by air to water heat pump (located at Garage Building) providing heat to hwc, underfloor heating at the ground floor, radiators and heated towel rails at the first floor. Independent time and temperature controls of heating and hot water circuits, should be provided along with room thermostats fitted to all areas with under floor heating. TRVs to towel rails and radiators, linked to 7 day central heating programmer. A separate flow temperature high limit thermostat should be used for warm water systems connected to any high water temperature heat supply. The system, along with heat recovery and ventilation installation, shall provide a temperature of 22degrees in at least one apartment with 18degrees elsewhere, when the outside temperature is -1degrees. All hot and cold pipework to be fully insulated to BS 5422:2001. Full manuals and operating (and maintenance) instructions for hot water and heating system to be handed over to occupier following commissioning of system. 500litre unvented Thermal Store, BBA approved, at Garage to be fully insulated, 80mm thick. The HWV should be installed by a registered person with appropriate training and practical experience. Certification of the unit should be recorded by a marking and warning label, which should be visible after installation and should identify the installer. Installation to be in accordance with BS 7206:1990. Carbon dioxide emissions certificate (EPC) to be affixed to the building (within Utility) only to be removed when being replaced.
  - ALL TIMBER STUD PARTITIONS** shall be formed with 95 x 45mm studs at 600mm centres with head and base bearers, mid-height dungs and dungs at heights to suit 12.5mm plasterboard sizes, fitted with 12mm OSB + 12.5mm plasterboard both sides with moisture resistant plasterboard to be fitted at baths and showers. 100mm thick (full depth) dense acoustic insulation to be fitted between studs at all partitions.
  - No trickle vents to be fitted to windows as house will be fitted with whole house ventilation system.
  - VENTILATION:** Install Paul or Zehnder whole house ventilation system incorporating heat recovery. The system shall extract air from Kitchen, Utility, En-Suites and wc with supply air to areas shown including all Bedrooms, Sitting Area and Dining Area. MVHR system to be installed in accordance with manufacturers instructions and BRE Digest 398. Condensate pipe to be taken to SWVP. The inlet and outlet from the mechanical ventilation system fitted through the roof should be positioned to avoid the contamination of the air supply to the system. The system should be constructed and installed in accordance with the recommendations in Legionnaires' Disease: The control of legionella bacteria in water systems - approved code of practice and guidance - HSE L8. The whole house ventilation should comply with the requirements of GBSE Guide B2: 2001; Section 3.
  - Light fittings within Bathroom rooms to be shrouded type.
  - All leadwork to be carried out in accordance with the latest recommendations of the Lead Development Association.
  - All structural, framing and roof timbers are to be kiln dried and pre-treated against timber decay and insect attack.
  - All new window and door openings are to be double sealed (from both inside and outside) during installation. New windows and door to be fully draught stripped.
  - Where services enter building these shall be fully sealed at air tight layer of building to maintain air tightness.
  - All sealing to be in accordance with detail drawings with the use of appropriate air tightness tapes as shown at detail drawings.
  - Blockwork to comply with BS EN 771-3: 2003 and BS EN 772-2: 1998, 440 x 215 x 100mm, minimum density 1840kg/cu.m., strength 7Nsq.m.
  - Mortar to BS 5628-1:2005:Part 1, Table 1 Designation 3 (1:1:6)
  - Glazing to all doors and low level windows (below 800mm) to be to BS 6262: 2005.
  - Smoke alarms, Ionisation type within Hallways, with Optical type within Sitting Area, both types complying with BS EN 14604:2005, to be hard wired to electrical circuit, all smoke alarms and heat detector to be interlinked (with battery back-up) to comply with BS 5839: Part 6: 2004, positioned not less than 300mm from a wall and light fittings. Heat detector, complying with BS 5446:Part 2:2003, to be hard wired to electrical circuit and interlinked (with battery back-up).
  - Downlights at Ground floor Ceilings shall be fire rated to provide fire protection of 30mins.
  - Dimensions at new timber frame build; taken to the structural face of partitions and external timber walls; External window dimensions taken to the timber frame opening size.
  - All structural timbers to be C16 grade, unless otherwise noted.
  - All baths to be fitted with thermostatic anti-scald valve to limit the temperature of hot water at point of delivery to 48degrees and should be fitted as close to the point of delivery as possible.
  - Refer to Structural Engineers Specification regarding timber framework, nailing schedule, anchor straps, lintels and load bearing partitions.
  - The dwelling is designed to achieve maximum air permeability of 1.0cu.m/ sq.m/h at 50P
  - The building site and new dwelling where there are unfinished or partially completed works are to be kept safe and secure.
  - Dwangs to be fitted at 400mm centres between joists, where first floor partitions run parallel with joists.
  - First Floor Joists: Cutting of holes is restricted to sizes and locations as specified by engineered joist manufacturers guidance notes
  - CEILING: 12.5mm skim coated plasterboard over 12mm OSB to be fitted to all Ground Floor ceilings.
  - All external doors and ground floor windows should be tested and certified by a notified body as meeting a recognised standard for security such as BS PAS 24:2007 for door sets or BS 7950:1997 for windows.
  - Sustainability Label to be provided for building and appended to EPC on completion of the works.
  - EPC to be provided and appended to building on completion
  - All wc's shall be dual flush with flush volume not exceeding 4.5ls and flow rate at sink taps not to exceed 6ls/sec.

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

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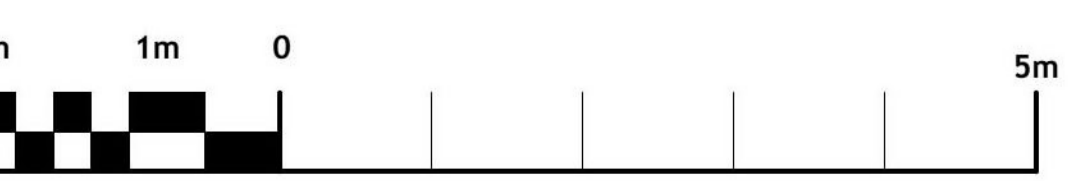
**Notes on Window Openings**

At all Bedrooms and Sitting Room each operable window will have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:

- not more than 1.7m above floor level, where access to controls and is unobstructed, and,
- not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible

**New Stair:**

Rise: 178mm, approx.  
Going: 250mm (2r+g=606)  
Pitch: 35.4 degrees  
Width: 900mm (min.) between handrail and wall  
Handrail height: 840mm above stair pitch line  
Guardrail / first floor balustrade height: 920mm above floor level  
Balustrade: Timber balustrade with gaps no greater than 99mm  
Headroom: 2.0m minimum height at stair flight and landings.  
No openings at stair riser to exceed 99mm  
Handrail: to have profile and projection that will allow firm grip  
Protective Barrier: to be capable of resisting loads calculated in accordance with BS EN 1991-1-1 and the associated PD 6688-1-1



Drawing Title: GROUND FLOOR PLAN

Job Title: Proposed Restoration and Rebuilding of Folly Bank, Woodside farm, Yetholm, TD5

Client: Mr Roddy and Mrs Rachel Jackson  
Drawing Number: 812P2-06  
Drawing Scale: 1:50  
Drawing Date: May 2019  
Drawn By: KR  
Amendments: none

Humestanes Studio, Hume Hall Holdings, Greenlaw, Duns, Berwickshire, TD10 6UW